



December 2, 2009

430 MASSACHUSETTS AVENUE, LL1
INDIANAPOLIS, IN 46204
PHONE: (317) 637-8996
FAX: (317) 637-9235
EMAIL: ADMIN@RILEYAREA.ORG
WWW.RILEYAREA.ORG

Kurt Fullbeck, Project Assistant
Office of the Mayor
200 E. Washington Street, Suite 2501
Indianapolis, IN 46204

Dear Mr. Fullbeck:

Enclosed for your consideration is an RFI submitted by Riley Area Development Corporation for the Development and Operations of the City Market Complex located on Market Street between Delaware and Alabama Streets.

An email version of this entire application is also being sent to you at kfullbec@indy.gov.

Please feel free to contact me should you have any questions or concerns.

Thank You,

William B. Gray
Executive Director

RFI to City of Indianapolis for City Market Development

I. Potential Development and Operational Opportunities

The Riley Area Development Corporation (“RADDC”) is proposing the creation of a new Performing Arts Center and Performing Artist and Literary Artist Affordable Housing Complex to be located on the East and West Wing sites adjoining the City Market. The project includes collaboration (see non-binding memorandum to be forwarded under separate cover) with the YMCA of Greater Indianapolis. Based on an efficient dual site plan design which incorporates a Performing Art Center, Affordable Housing Complex, Fitness Center and other amenities, this project will incorporate all of the identified community needs.

The project proposal focuses primarily on the quality of life in Indianapolis while combining center-Indianapolis neighborhood revitalization, low-income housing, healthy lifestyle promotion, and Arts and Culture initiatives, all of which would also advance the city's economic revitalization and community recreational opportunities.

- A. The proposal for a proposed Complex has two major components creating an inspiring live/work and community space. (The collaboration with the YMCA would be a third major component.)
 - 1. Provide affordable housing opportunities for the Performing Arts and Literary Arts Community.

Historically, philanthropy has supported organizations that focused on “presenting” or “consumption” of artistic work (by supporting mainstream institutions such as theaters, symphony, museums, etc.) versus supporting the needs of individual artists and the creation of Art and Culture. A focused and strategic shift to support for the needs of individual artists, and nurturing a culture of Art creation, necessitates support of space for artists to live, work, interact and create.

The RADDC proposed City Market project objectives is an expanded creative approach designed to make Indianapolis and Central Indiana more hospitable to individual artists. This new approach encompasses support of affordable housing for the Arts community in the downtown Indianapolis Community, including the City Market site as an extension of the Mass Ave Cultural District.

With residential and commercial property prices continuing to rise, Public Sector support of affordable housing opportunities in the Mass Ave Cultural District is critical to improving the balance between cultural employment opportunities, which are, in turn, essential to the continued revitalization of the entire downtown area, and to the interests of the revitalized communities. For instance, this strategy will improve the labor market while it is reducing the economic inequality currently associated with the Arts. Current Federal law allows targeted housing for Arts Oriented Groups.

2. Provide rehearsal, performance, and administrative space for the Performing and Literary Arts Community.

Twenty one Indianapolis area performing arts organizations participated in the recent feasibility study funded by a grant from the National Endowment for the Arts. Each of the groups indicated a need for space and requested further participation and interest in the project. The needs for space vary from affordable performance space, rehearsal space, studio space, classroom space, and office space. Attached are copies of the non-binding letters of intent from each of the interested groups who have responded as of the date of this RFI.

Additionally, Ersal Ozdemir, Principle of Keystone Construction, has expressed interest in supporting this Project as it matures in conjunction with the synergies associated with the Old City Hall proposal.

B. Who

1. Non-Profit Organizations who are showing interest:

- YMCA of Greater Indianapolis
- IUPUI
- Indianapolis City Ballet
- Indianapolis Opera
- Music for All
- Interaction Theater
- Gregory Hancock Dance Theater
- Dance Kaleidoscope-studio space only
- Indianapolis Chamber Orchestra
- Indianapolis Ballet Company
- Russian Ballet Academy
- Heartland Actors Repertory Theater
- IndyFringe
- Susurrus
- Indianapolis Children's Choir
- Freetown Village
- New World Youth Orchestra
- Indianapolis Academy of Music
- Storytelling Arts
- Kenyetta Dance Company
- Sapphire Theater

2. Four categories of Participant Groups:

- a. Resident Company Equity owners: These will own condominium space and/or rent with an option to purchase. The key is control and affordable. (YMCA and Dance Kaleidoscope are examples of potential Resident Company Equity Owners).

- b. Resident Company tenants: These will lease space with guaranteed dates to conform to performance calendar and rehearsal schedule. The key is affordable and guaranteed dates.
- c. Non-Resident Company tenants: These will lease space with flexible dates. The key is affordable.
- d. For profit groups: These will lease space with flexible dates. The key is available space that could include performance/entertainment bookings by local performance arts organizations at market rates. (i.e., pre-convention groups, corporate events, etc.)

C. Affordable Housing

Affordable Housing will be for the Performing Arts and Literary Arts Community. Housing will be primarily rental units, but may include affordable condominiums for purchase.

D. Commercial Space

A YMCA 60,000 square foot facility space and other commercial space will be incorporated into the project design. Design of the YMCA would allow the non-profit performing arts groups to utilize the locker room and shower facilities thereby reducing costs for the dance studio and other organizations needing changing rooms and showers and also providing the opportunity for other synergies to develop between the resident non-profit groups.

II. Comprehensive Development Plan

Attached is an architectural concept plan created by third year students at the Ball State University School of Architecture Design Studio. This concept is intended to illustrate the potential for the City Market site. It also illustrates that the site is capable of handling the proposed features and benefits for the project.

Upon site control, a comprehensive development plan will be completed by an Architect. The plan will show how the entrance to the Performing Art Center Complex will draw audiences into the City Market and attendee exit patterns after performances, through the theater exits (for fire code and other purposes). These entrance and exit patterns will expose vendors to an additional 300,000 or more annual customers, transforming the market into a vibrant, creative and inspiring place for vendors and customers.

A. What

Below is a list of facilities that are just some of the features of the Performing Art Center Complex. The scope will change based on the final site selection and on obtaining commitments from the interested 16 performing arts organizations.

- At least one 500 seat theater
- Three black box theaters
- Dance studio space
- Theater classrooms
- Musician rehearsal rooms
- Literary center
- Affordable non-profit office space
- Affordable performing artist and literary artist housing
- Commercial space
- Outdoor theater
- Storage
- Catering kitchen
- Artist hostel space
- Literary center
- Other amenities.

Architectural Design will include LEED certification which will respect the historical character of the Mass Ave Cultural District area.

Imagine a Performing Arts complex with a central area for crowds gather on weekends to mix and mingle and then disperse to the five different performance opportunities at 8 PM. All in a complex that provides affordable housing and rehearsal space to the performing arts and literary arts community, conveniently located on the Cultural Trail and accessible from all parts of Indianapolis.

We may also add a private museum space for individuals' private collections who would welcome an exhibit space.

B. How

The first step is site control. Site control will enable us to complete a market survey for apartments and performance space and, as a result, engage an architect for the concept.

It will also allow completion of negotiations with the Resident Company Condominium/Control Equity owners (YMCA and Dance Kaleidoscope). It will enable us to finalize letters of commitment from the potential non-equity tenant performing art organization resident companies.

Further, we will be able to compile and apply for Low Income Tax Credits, HOME dollars and other State and Local funding sources for the Affordable Housing Complex.

Then we will be able to identify any funding gaps, over and above the community space, which will be funded by the Low Income tax credits, as well as identify gaps in financing for the project. For example, the LITC for a 63 one bedroom apartment complex would

include approximately 25,000 square feet of community space that could be converted into three 100 seat theaters and support space.

It should be noted that all Artspace projects throughout the United States were developed based on no-cost contributions of land and/or buildings from the local government organization.

Additional funding from public, private and philanthropic sources may be necessary for the shared office space, main lobby gathering hall, catering kitchen, music studio, musician rehearsal rooms, literary center, a portion of the equity owned 500 seat theater and the full cost of an additional 500 seat shared theater. The section 42 tax credit financing tool can provide payment for the shell of the project. The remaining financing for the additional amenities would be raised through a capital campaign. Additionally, the affordable housing units would be divided between the east and west wing so that both projects would be able to take advantage of the resulting building shell financing technique.

III. Cost Structure/Financing Options

The attached spreadsheet analyzes the initial potential levels of development. All levels assume the site acquisition at nominal or low cost.

Level One illustrates the funding for a 63 unit apartment building and three 100 seat black box theaters. No additional funding is necessary.

Level Two illustrates the addition of a \$12 million, 500 seat theater for use by the Indianapolis Community Arts Groups and IUPUI. The spreadsheet illustrates the funding gap for level two.

Level Three illustrates the addition of other amenities such as rehearsal rooms, hostel space, banquet space, catering kitchen, etc. and other space to be determined, that can meet community needs.

IV. Other ideas including alternative revenue generating ideas

A multi-use theater complex in Charleston, South Carolina (with a population 100,000 people less than Indianapolis) has three performance spaces (2,100, 434 and 150 seats) with theater education facilities, offices, etc. and attracts 630,000 attendees annually, including 150,000 students and children to its programs, theaters, classrooms and galleries. Additionally it provides a home to its 16 resident companies. The Center infuses \$50 million annually into the Charlotte, North Carolina area. www.blumenthalcenter.org Since 2002, it has had 5.1 million attendees.

Assuming the current proposed theatre space configuration, the estimated attendance for the facility would be 208,000 Thursday to Sunday weekend attendance), plus children's educational programming, fitness facility, and other classroom and weekday activities (70,000). Total estimated attendees are 318,000 annually.

A simple calculation of 278,000 attendees, annually using the Blumenthal Center analysis above, would equate to an infusion of \$22 million annually into the downtown Indianapolis area, including the City Market as the entry and focal point to the Performing Art Center.

The Performing Art Center Complex could bring Federal Tax dollars to Indianapolis as the funding mechanism for the affordable housing and the housing and commercial space could generate property tax, (unless creative financing with tax abatement will allow the tax dollars to fund a portion of the project), and the construction would create jobs. Sustainable jobs would also be created for affordable housing residents of the complex through performances and other support employment opportunities.

The affordable housing will lower rents which will increase the spendable income of the Performing Arts and Literary Arts Community residents allowing them to focus more employment efforts in the creative community versus supplementing income through other employment.

The design of the building will be green and provide lower utility costs for the performing artist and literary artist occupants, again increasing spendable income.

Additional collaborations would be with the Indianapolis Convention and Visitors Association (for conventions and tourism). Further, space would be made available for a social service organization with a need for space in the downtown community.

Indianapolis will gain a national reputation and be an even more attractive place to live and work. Not the least reason is that this fully realized project will be unique to the Arts community in the United States. Most live/work art spaces are for the visual arts. But this project will focus on the Performing Arts and Literary Arts Community. For more information on this nation-wide movement, see www.artspace.org

V. Relevant Experience

Scenario One			
Affordable Housing and three 100 seat theaters			\$ 10,500,000.00
YMCA			\$ 20,000,000.00
Dance Kaleidoscope			\$ 3,000,000.00
Total			\$ 33,500,000.00
Low Income Housing Tax Credits			\$ 8,400,000.00
First Mortgage			\$ 850,000.00
HOME			\$ 200,000.00
State and Local			\$ 600,000.00
Deferred Developer Fee			\$ 450,000.00
Sub-Total			\$ 10,500,000.00
Dance Kaleidoscope			\$ 3,000,000.00
YMCA			\$ 20,000,000.00
Total			\$ 33,500,000.00
Scenario Two			
Affordable Housing and three 100 seat theaters			\$ 10,500,000.00
500 Seat Theater			\$ 12,000,000.00
Dance Kaleidoscope			\$ 3,000,000.00
YMCA			\$ 20,000,000.00
Total			\$ 45,500,000.00
Low Income Housing Tax Credits			\$ 8,400,000.00
First Mortgage			\$ 850,000.00
HOME			\$ 200,000.00
State and Local			\$ 600,000.00
Deferred Developer Fee			\$ 620,000.00
Dance Kaleidoscope			\$ 3,000,000.00
New Market Tax Credits			\$ 2,000,000.00
Loan funded by R.E. tax abatement			\$ 1,000,000.00
YMCA			\$ 20,000,000.00
Sub total			\$ 36,670,000.00
Capital Campaign			\$ 8,830,000.00
Total			\$ 45,500,000.00
Scenario Three			
Affordable Housing and three 100 seat theaters			\$ 10,500,000.00
500 Seat Theater			\$ 12,000,000.00
Dance Kaleidoscope			\$ 3,000,000.00
YMCA			\$ 20,000,000.00
Additional building features			\$ 5,000,000.00
Total			\$ 50,500,000.00
Low Income Housing Tax Credits			\$ 8,400,000.00
First Mortgage			\$ 850,000.00
HOME			\$ 200,000.00
State and Local			\$ 600,000.00
Deferred Developer Fee			\$ 620,000.00
Dance Kaleidoscope			\$ 3,000,000.00
New Market Tax Credits			\$ 2,000,000.00
Loan funded by R.E. tax abatement			\$ 1,000,000.00
YMCA			\$ 20,000,000.00
Sub total			\$ 36,670,000.00
Capital Campaign			\$ 13,830,000.00
Total			\$ 50,500,000.00

RÉSUMÉ

Riley Area Development Corporation (RADC)

Contact information:

430 Massachusetts Avenue, #LL1, Indianapolis, IN 46204

phone: 637-8996; fax: 637-9235

William Gray, Executive Director; bgray@rileyarea.org

Susan Vogt, Deputy Director; svogt@rileyarea.org

Mike Harrison, Housing & Economic Dev. Coord.; harrison@rileyarea.org

Cathleen Krebs, Office Manager; admin@rileyarea.org

Officers of the Board:

Fred Hash, president; Joshua Robertson, vice president; Linda Alexander, secretary; Bob Hood, treasurer

Boundaries:

Bounded by I-70 to the east; Washington Street to the south; Meridian Street to the west and I-65 to the north until it meets I-70.

Near Eastside:

Service has also been extended to the "NESCO" area on the near eastside.

Bounded by Emerson Avenue to the east; Contrail just south of Washington Street to the south; I-65 to the west; Massachusetts Avenue/21st Street on the north. Since 2002 over 200 homeowner repairs have been made and 10 new homes have been made available to purchase for low to moderate income families. Commercial Real Estate investment has also been made on 10th and Michigan.

Organizational Mission Statement:

The mission of Riley Area Development Corporation is to

- I. Develop, support and enhance a diverse urban community fabric through the efficient use of its resources
- II. Select, develop and support quality affordable housing for low to moderate income residents in our target geographic areas.
- III. Encourage and support increased density and essential commercial services in mixed-use development for an economically and socially diverse urban environment.
- IV. Encourage and support sustainable, well planned, connected open space to provide an aesthetically pleasing urban experience.

Level of Investment:

From 1994 – 2008 RADC has provided 183 units of mixed income housing and 206 units of home repair units, for a total financial investment of over \$29,000,000:

Rental Housing: over \$23 million

129 affordable rental units

14 market rate rental units

Homeownership: over \$4 million

40 affordable homeownership units

Homeowner Repair: over \$3 million

206 homeowner repairs

Recent Projects:

Rink Savoy Apts. & Condos

The Davlan & Ave Condos

Historical highlights:

RADC serves about 12,765 people and 7,394 households with a median income of \$17,731 (2000 census). Homeowner households makeup about 15% and renter households 85% (1990 census). Reality and perception of the area are quite different. Due to a large percentage of subsidized housing, the rentals far outnumber the homeownership households. While we see additional households in the 2000 numbers, we foresee similar percentages.

The Riley Area Revitalization Program was formed in 1979 as a nonprofit offshoot of the Riley Lockerbie Ministries Association with the purpose of facilitating business growth, social and human service development and affordable housing in the Riley area. In 1997 the Board of Directors voted to change the name to Riley Area Development Corporation. The Riley area has become a valuable asset to the community and a desirable place to live. However, there remains a need to ensure that further development enhances the diverse and historic nature of the neighborhoods. The new name is more descriptive of an organization that assumes this role.

Community Partnerships:

RADC is committed to a diversified funding stream, funding has been received from federal and state programs, local foundations, financial institutions, corporate contributors, small business contributors, not-for-profit organizations and individual contributors.

RADC has collaborated with a number of Indianapolis not-for-profits including: Indianapolis Downtown, Inc. (IDI), the Athenaeum Foundation, The John H. Boner Community Center, Indy-east Asset Development (I AD), 10 East Main Civic Association, Indy Fringe, Indianapolis Coalition of Neighborhood Development (ICND), and Indiana Association of Community Economic Development (IACED).

Specifically on Massachusetts Avenue (Mass Ave) RADC's beloved main street extensive revitalization has taken place. RADC has worked with Indianapolis Downtown, Inc (IDI) in the development the Massachusetts Avenue Commercial Development Plan and the establishment of Mass Ave as a Cultural District. Specifically RADC has managed the 50+ landscaping beds, public art collection (3 permanent and 21 temporary) and assisted in marketing efforts including new logos, a web site and the Cultural District Guide. RADC has assisted in the re-creation of a merchants association on Massachusetts Avenue, the Mass Ave Merchants Association (MAMA) and have assisted in promotion efforts and the gallery walks. RADC is currently working with the City on the Cultural Trail.

RADC has been establishing many strong partnerships in the last few years. First and foremost, we partner with our neighborhoods, churches and businesses in our area whenever possible.

Secondly, we have found that collaborating with for-profit companies in our projects can be very successful. For-profit development partners have included Monument Companies, MBA Properties MGMT, Mansur Real Estate Services, Van Rooy, and SC Bodner.

Applicant's statement of experience in developing, owning, and managing multifamily buildings.

The Riley Area Development Corporations (RADC) has been developing medium to large multifamily buildings in the area of downtown Indianapolis since 1999. RADC currently owns 213 units as shown below for an investment of over \$30 million.

Seminole, 1999:

33 units of affordable senior housing rehabilitation and a new construction wing.
Included 50 and 60% of median income units.

The Davlan, 2001:

In partnership with Monument Companies. 50 units of mixed income and mixed use rehabilitation affordable housing project.
Included 36 (40, 50, 60% of median income units) as well as 14 market rate units

Davlan Awards:

- 2001 Governor's Awards for Excellence in Affordable Housing, 2001
- 2001 Indiana Association for Community Economic Development (IACED), 2001 Program/Project of the Year
- 2001 Historic Preservation Award for Special Achievement from the Historic Landmarks Foundation of Indiana.
- 2001 Award of Honor for Demonstrated Excellence in Merit Shop Construction, Associated Builders & Contractors of Indiana (ABC)
- 2001 Merit Award for Downtown Development, Monumental Affair Award

Rink – Savoy, 2007:

60 units of affordable housing rehabilitation.
Included 30, 40, 50 and 60% of median income units

Rink Awards:

- 2007 Indiana Developer of the Year, category: Non-Profit Developer, Great Lakes Capital Fund
- 2008 Charles L. Edson Tax Credit Excellence Award, category: Project located in a metropolitan area.

SUBMITTAL C APPLICANT'S EXPERIENCE IN MANAGING AND DEVELOPING MULTIFAMILY



MONUMENT REALTY and MONUMENT MANAGEMENT CORPORATION

Monument Management Corporation and Monument Realty are Indianapolis based real estate management and development advisory companies. Monument Realty was founded in 1963. Its principals are John D. Murphy, SRA SR/WA (emeritus), Brian P. Murphy, and Dennis M. Murphy (formerly President of REI Real Estate Services, and Browning Management). Collectively there exists over eighty years of real estate industry experience in appraising, brokerage, development, ownership, and property management. These experiences range from single-family home construction and redevelopment to land development, historic property renovation, commercial, and multi-family development. Collectively they have managed over three million square feet, and developed in excess of 300 million dollars of commercial and residential real estate.

Monument Management was formed in 1995 to offer our in-house property management services to third party clients. Since then, Monument Management has grown to be one of the premier managers of historic apartment buildings and retail centers, in downtown Indianapolis. In addition to our previous management activity we currently manage over 300 units and 50,000 square feet of commercial/retail in historic neighborhoods. Many of these buildings are excellent examples of a successful mix between affordable and market rate units.

One of our most recent successes was the historic renovation of the Davlan Building (formerly the Hoosier). This former program-based housing residence had fallen into complete disrepair and poor management. The City of Indianapolis placed this building into our hands in 1999. Working with Riley Area Development Corporation and other parties, we redeveloped Phase I into 50 residential units and retail /commercial space to Historic Tax Credit standards. The units are a mix of section 42 affordable housing and market-rate housing. The project also saw the return of over 20,000 square feet of retail/commercial storefronts to the vibrant Massachusetts Avenue Corridor. The project was completed on time, under budget and we achieved 90% occupancy within only seven months of completion. The project has received the Mayor's Choice Award and numerous other awards.

We have the staff, experience, and resources to help you realize the greatest potential from your development project or existing property.



Rendering by: Schmidt Associates, Inc.

A summary of some current and past projects in which these principals have participated follows:

Residential:

The Davlan/Hoosier Project	60 Residential units & 15000 square feet of commercial/retail. Section 42 and Historic credits. \$7 million project budget.
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The former "El Dee Apartments" *

College Manor	22 unit historic apartment building rehabilitation
Wardsworth	20 unit historic apartment building rehabilitation
Sheffield & Manchester	45 unit historic apartment building rehabilitation
 The Chatham	 8 unit historic apartment rehabilitation/new construction
 The Aviary	 12 unit historic apartment rehabilitation
 The Seminole	 33 unit historic apartment - Senior/Sec 42 housing
 Valley Forge Apartments	 140 unit Section 42 Rehabilitation in Perry Twp



***Special note:**

The "El Dee" buildings were a group of 13 apartment buildings located in Center Township. Many of these buildings were located in downtown Indianapolis' historic neighborhoods. These buildings had been owned by an "absentee" landlord and were run as project-based Section 8 housing. Due to the deteriorating conditions at these properties, HUD and the City of Indianapolis foreclosed on the properties and issued Requests for Proposals. Monument, in a joint venture with Van Rooy Properties, submitted a proposal. Our joint venture team, El Dee Renaissance Associates, was awarded all but two of the buildings. Monument focused on the renovation and management of four of the buildings (identified above as the former "El Dee Apartments"). This was an \$11,000,000 project of over 297 units at approximately 13 different sites. All of our buildings were renovated to the National Park Service Standards for Historic Structures.

We committed to keep these buildings "affordable." The rents cannot exceed limits agreed to as affordable for those households earning 80% of the mean average income for the area. These buildings are now occupied by hundreds of residents who work in the downtown area. Our occupancy is nearly full. This experience has shown us the strong demand for quality housing, which is affordable to the majority of downtown workers and students. As the Mayor recognized at the Monumental Affair Awards banquet, these buildings were a true success story.



AWARDS

Historic Landmark Foundation	Sensitive Rehabilitation Award The Chatham Building 919 N. Broadway	1991
A Monumental Affair	Merit Award Project/Community Development El Dee Redevelopment	1998
A Monumental Affair	Merit Award The Mayor's Merit Award El Dee Redevelopment	1998
A Monumental Affair	Merit Award Downtown Development Davlan Redevelopment	2001
Historic Landmarks Foundation	Historic Preservation Award For Special Achievement Davlan Project	2001
Indiana Association for Community and Economic Development	Project of the Year Davlan Project	2001

Monument Companies 430 Massachusetts Ave. Suite 104, Indianapolis, IN 46204
317 464-2438/Fax 317 472-0272 www.monumentcompanies.com

Indiana Housing finance Authority	Governors Award for Excellence In Affordable Housing Davlan Project	2001
Associated Builders & Contractors of Indiana	Award of Honor Davlan Project	2001
A Monumental Affair	Achievement Award Downtown Development Hoosier Retail Flats	2004



Hoosier Retail Flats

STATE OF INDIANA
OFFICE OF THE SECRETARY OF STATE

CERTIFICATE OF ASSUMED NAME

To Whom These Presents Come, Greeting:

WHEREAS, there has been presented to me at this office by

HOMEOWNERS INC.

an Indiana corporation, a certificate that said corporation is doing business under the assumed business name(s) of:

MONUMENT REALTY

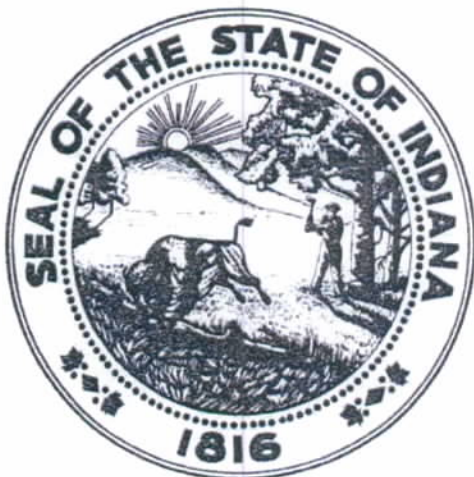
said certificate having been prepared and signed in accordance with the requirements of Indiana law and having been filed with the Office of the Recorder of Marion County;

WHEREAS, upon due examination, I find that the same conforms to law; NOW, THEREFORE, I hereby certify that I have this day endorsed my approval on such certificate of assumed business name, and having received the fees required by law, have filed such certificate in this office bearing the endorsement of my approval of said assumed business name.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the State of Indiana, at the City of Indianapolis, this 21st day of March, 1996.



Deputy



SUE ANNE GILROY, Secretary of State

AXIS is a national studio for architecture, planning and design founded by Drew White and Kevin Cooper in 1995, based in Indianapolis, Indiana. Our philosophy of process, integration and interaction is evident in our work and in the way our studio operates. A large open environment shared equally, dedicated to innovation and study, and free of divisions, allows for a process of collaboration and open, continuous communication.

The scope of our work includes master planning, design of buildings, interior environments, furniture selection/specification, exhibition and experimental spaces, as well as workplace consultancy, residential design and quality of life or lifestyle planning.

A dedication to new and innovative uses of existing materials keeps the process unique, while a respect for the traditions of the practice ensures not only our integrity, but also our commitment to producing lasting results for every client.

We maintain a central focus on excellence of design and thought; and cost management remains an integral part of every project. This is only achieved through active client collaboration and partnerships with specialists.

Architecture, design and planning are generated by the needs of people, both physical and emotional. And, our surroundings – the buildings, the workplaces, the homes, and spaces in between – directly contribute to our quality of life. Our pursuit of excellence embraces the physical presences and performance of both buildings and space.

A wide range of skills within our studio supports our process and our practice; from extensive charrettes to model building, CAD visualization and final documents, our process serves to nurture the seeds of inspired design and thought and brings about the results that leave a lasting impression.

In addition, we believe that the quality of a project should not be directly related to how much it costs, but rather how wisely time, money and effort are spent. Defined goals, an established commitment to every client relationship and attention to details ensure the quality of every AXIS project.

AXIS has received numerous awards for its work because of its devotion to details and its constant pursuit of excellence.

UNDERSTANDING OUR CLIENTS

Architectural design begins with conversations where we invite our clients to convey purposes and values, and for AXIS to listen attentively. Our goal is to understand, as fully as we can, the reasons for pursuing a project and expectations for its outcome.

COLLABORATION

Our design process relies heavily on a free exchange of ideas and a standing invitation to clients and design team members to make contributions. AXIS believes that giving our clients complete access to the design effort can only strengthen the final project, by building understanding and ownership.

APPROPRIATENESS

Solutions that are merely interesting and functional do not live up to the potential of our clients and ourselves. Our goal is to create works that have a broader meaning in the community, and respond to goals and purposes that move our clients toward real success.

ORDINARY BUDGETS EXTRAORDINARY RESULTS

The best design cannot contribute to our client's success unless it fits the business model, or the organizations budget, or the household income. Each of our projects, while tailored to these parameters, strives to achieve the highest level of innovation, durability, and beauty that the budget will allow. We are proud of what we have been able to achieve within budgets of all types, both elaborate and modest.

Our clients will attest that AXIS has the ability to get more design out of a budget than any other firm in the City.

PARTNER PARTICIPATION

Drew White and Kevin Cooper, principals at AXIS, are intimately involved with every project. It is not a goal of AXIS to grow beyond a scale that does not allow for this kind of collaboration; AXIS is dedicated to the idea that each project deserves the full talent, thoughtfulness, and attention of the two principals and the studio.

URBAN AND NEIGHBORHOOD PLANNING EXPERIENCE

AXIS has designed and completed several projects within historic districts, neighborhoods, and several Community Development Corporations. Not only do we understand the approval process, we know how to communicate contemporary designs that are harmonious with their context. Neighborhoods and CDC's want a fresh approach to design that learns from and respects the past.

LEADING DESIGN FIRM

The AXIS studio has received numerous national, state, and local awards for its work because of our devotion to details and our constant pursuit of excellence. AXIS' pursuit of excellence embraces the physical presences and performance of both buildings and space, always with the knowledge that our efforts have been engaged to improve the quality of life of our clients and their communities.

Most notable is that this success comes without egos and has been a result of a constant pursuit of originality at the benefit of our client's vision.

LEAN AND MEAN

AXIS is a "lean and mean" design studio that accomplishes extraordinary levels of production with a relatively small group of highly experienced individuals. This has allowed us to successfully complete a wide range of project types and sizes for a very competitive fee.

Indiana University
Bloomington, IN
contact: Robert Meadows
812.855.5032

University of Southern Indiana
Evansville, IN
contact: Stephen Helfrich
812.464.1782

City of Shelbyville
Shelbyville, IN
contact: Mayor Scott Furgeson
317.398-6624

Goodwill Industries of Central Indiana
Indianapolis, IN
contact: Dan Riley
317.524-4313

Indianapolis Public Schools
Indianapolis, IN
contact: Richard Myers
317.226-4640

Indianapolis Marion County Public Library
Indianapolis, IN
contact: Mike Coghlan
317.275-4840

Exact Target
Indianapolis, IN
contact: Bill Boncosky
317.423.3928

Southeast Neighborhood Development (SEND)
Indianapolis, IN
contact: Mark Stewart
317.634.5079

HONORS/AWARDS

A X | S

EXACT TARGET, GIBSON BUILDING 2009	City of Indianapolis Monumental Affair Interior Design Honor Award
EXACT TARGET, GIBSON BUILDING 2009	City of Indianapolis Monumental Affair Innovative Reuse Honor Award
UD1, PRIVATE RESIDENCE 2009	AIA Indiana Citation Award
SHELBYVILLE FIRESTATION 2009	AIA Indianapolis Honor Award
FRANKEY'S 2009	AIA Indianapolis Citation Award
SHELBYVILLE FIRESTATION 2007	AIA Indiana Honor Award
FRANKEY'S 2007	AIA Indiana Citation Award
OLD NORTHSIDE LOFTS 2007	Associated Builders and Contractors, Inc.. Indiana Chapter Award of Honor
EXACT TARGET CORPORATE HEADQUARTERS 2006	AIA Indiana Merit Award City of Indianapolis Monumental Affair Downtown Development Achievement Award City of Indianapolis Monumental Affair Interior Design Achievement Award
GOODWILL INDUSTRIES INDYMET CHARTER SCHOOL 2005/2006	City of Indianapolis Monumental Affair Architecture Merit Award IIDA, Good IDEA Award, Institutional
INDIANA VETERAN'S MEMORIAL CEMETERY 2005	AIA Indiana Merit Award AIA Indianapolis Merit Award
BRADLEY AND MONTGOMERY ADVERTISING 2005	City of Indianapolis Monumental Affair Architecture Citation Award AIA Indianapolis Honor Award IIDA, Good IDEA Award, Corporate/Commercial
PRIVATE RESIDENCE 2004	AIA Indiana Achievement Award AIA Indianapolis Citation Award
STRAIN RESIDENCE 2004/2005	AIA Indianapolis Citation Award City of Indianapolis Monumental Affair Achievement Award
WHITE RIVER STATE PARK VISITOR'S CENTER 2004	AIA Indiana Merit Award Army Corps. Of Engineers, Chief of Engineers Merit Award Design and Environmental Program Award

DONEY PENTHOUSE 2003	AIA Indiana Citation Award City of Indianapolis Monumental Affair Interior Design
AXIS Studio 2002 & 2001	AIA Indiana Merit Award AIA Indianapolis Citation Award City of Indianapolis Monumental Affair Architecture Award Historic Landmarks Foundation of Indiana 2001 Preservation Awards – Adaptive Use
THE HOUSE 2002	City of Indianapolis Monumental Affair Merit Interior Design Award
INDIANAPOLIS FIRESTATION NO. 14 2002	AIA Indiana Merit Award AIA Indianapolis Merit Award City of Indianapolis Monumental Affair Architecture Award Indiana Concrete Masonry Association Community Service Design Awards, CMU
OLD NATIONAL BANK 2001	AIA Indiana Citation Award AIA Indianapolis Honor Award
WHEELER ARTS COMMUNITY 2001	AIA Indiana Merit Award City of Indianapolis Monumental Affair Community Development Award City of Indianapolis Monumental Affair Interior Design Award City of Indianapolis Monumental Affair Construction Award Indiana DNR Community Development and Preservation of Industrial Heritage Award Associated Builders & Contractors of Indiana Award of Excellence
LIGHTSOURCE 2001	AIA Indianapolis Merit Award International Illumination Design Award
STATE LIFE OFFICE BUILDING	City of Indianapolis Monumental Affair Interior Design Award
FORM + FUNCTION 1996 & 2000	City of Indianapolis Monumental Affair Interior Design Award IIDA Indiana Citation Award Indiana Society of the Illuminating Engineers Guth Award
SUPPORTNET 1998/1999/2000	AIA Indiana Citation Award AIA Indianapolis Merit Award City of Indianapolis Monumental Affair Architecture Citation Award
BUSINESS FURNITURE CORPORATION	AIA Indiana Citation Award AIA Indianapolis Gold Medal Honor Award AIA People's Choice Award City of Indianapolis Monumental Affair Architecture Honor Award IIDA Indiana Honor Award

Tuesday, December 01, 2009

Non-Binding MEMORANDUM OF UNDERSTANDING

This Non-Binding Memorandum of Understanding Agreement (the "**Agreement**") is entered into this 30 day of November, 2009, by and between Riley Area Development Corporation, an Indiana Non-profit organization ("**RADC**") and the Indianapolis City Ballet, an Indiana non-profit organization ("**ICB**").

BACKGROUND

- A. RADC is the non-profit organization in the Mass Ave Cultural District area that is the catalyst for community-led neighborhood rebirth through housing revitalization, economic development, and partnerships with crucial self-sufficiency programs.
- B. ICB is a non-profit organization primarily engaged in presenting and producing one of the finest ballet programs in the world.
- C. RADC is the developer of a new Performing Arts center and Performing Artist and Literary Artist Affordable Housing Complex which is planned to be located on the East and West Wing sites adjoining the City Market in downtown Indianapolis.

NOW, THEREFORE, in consideration of the covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the recital provisions set forth above are incorporated herein and the parties agree as follows:


- a. RADC intends to develop a Theater live/work facility that will meet any combination of needs. These needs may include office space, rehearsal space and performance space and other performing art space amenities. RADC makes no commitments that the facility will be developed, especially since site control for the project has not been obtained. Two 500 seat theaters, three black box theaters, dance studio space, theater classrooms, musician rehearsal rooms, literary center, affordable non-profit office space, affordable performing artist and literary artist housing, commercial space, outdoor theater, storage, catering kitchen, artist hostel space, literary center, and other amenities are all just some of the features of the project. The scope will change based on the final site selection and also based on obtaining commitments from the interested 16 or more performing arts organizations.
- b. ICB agrees to participate in a planning partnership utilizing certain tax credits with the understanding that if these tax credits are not used by RADC, they will go elsewhere.
- c. ICB has not endorsed the plan, process, or in any way vetted or endorsed the developers, planners, contractors or subcontractors or others involved but expresses interest in the stated outcomes as presented to ICB and a willingness to explore how it may fill the needs of ICB.
- d. Interest in the project does not preclude ICB initiatives to secure needed facilities for administration, rehearsals, performance and/or ancillary needs.

Tuesday, December 01, 2009

- e. In the event that the facility is developed within specifications that suit ICB's programming and financial needs, then ICB will consider utilizing the specific space available if so determined by its chairman and board. ICB will determine which, if any, of the facility spaces will be of interest to ICB. This non-binding Memo of Understanding is intended to be solely limited to a statement of interest in participating as a founding resident company for the development project and carries no legal or financial responsibility or obligation. Upon the receipt of site control by RADC, ICB will enter into discussions with RADC on need requirements, design, and contractual terms to make a decision on any future formal commitment to the project development.

Riley Area Development Corporation (501 (c) (3)).

By:


its: EXECUTIVE DIRECTOR November 30, 2009

AND:


Robert R. Hesse November 30, 2009
Chairman, Indianapolis City Ballet

Tuesday, November 24, 2009

Non-Binding MEMORANDUM OF UNDERSTANDING

This Non-Binding Memorandum of Understanding Agreement (the "**Agreement**") is entered into this 24th day of November, 2009, by and between Riley Area Development Corporation, an Indiana Non-profit organization ("**RADC**") and Dance Kaleidoscope (**DK**), an Indiana Non-profit organization.

BACKGROUND

- A. RADC is the non-profit organization in the Mass Ave Cultural District area that is the catalyst for community-led neighborhood rebirth through housing revitalization, economic development, and partnerships with crucial self-sufficiency programs.
- B. DK is a non-profit organization primarily engaged in: Modern Dance performance and art education
- C. RADC is the developer of a new Performing Arts center and Performing Artist and Literary Artist Affordable Housing Complex which is planned to be located on the East and West Wing sites adjoining the City Market in downtown Indianapolis.

NOW, THEREFORE, in consideration of the covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the recital provisions set forth above are incorporated herein and the parties agree as follows:


- a. **RADC intends to develop a Theater live/work facility that will meet any combination of needs. Theses needs may include office space, rehearsal space and performance space and other performing art space amenities. RADC makes no commitments that the facility will be developed, especially since site control for the project has not been obtained. Two 500 seat theaters, three black box theaters, dance studio space, theater classrooms, musician rehearsal rooms, literary center, affordable non-profit office space, affordable performing artist and literary artist housing, commercial space, outdoor theater, storage, catering kitchen, artist hostel space, literary center, and other amenities are all just some of the features of the project. The scope will change based on the final site selection and also based on obtaining commitments from the interested 16 or more performing arts organizations.**
- b. **In the event that the facility is developed and that the space meets the needs of the DK organization, it is DK's present intent that it would at that time be willing to then consider utilizing the specific space available as determined by DK. DK will determine which, if any, of the facility spaces will be of interest to DK . Use of the facility in any aspect will be subject to the termination of any current DK facility commitments and further subject to any other variables including available dates, rental rate, size, configuration, design, or other aspect/consideration as solely determined by DK. This non-binding Memo of Understanding is intended to be solely limited to a statement of interest in participating as a founding resident company for the development project and carries no legal or financial responsibility**

Tuesday, November 24, 2009

or obligation. Upon the receipt of site control by RADC, DK would expect to be contacted by RADCD to explore whether dk is at that time interested in entering into discussions with RADC on need requirements, design, and contractual terms necessary for DK to make a decision on any future formal commitment to the project development.

Riley Area Development Corporation (501 (c) (3).

By:



its: EXECUTIVE DIRECTOR November 30, 2009

AND:

DANCE KALEIDOSCOPE

By:



its: PRESIDENT of Board of Trustees November __, 2009

1. Russian Ballet Academy
2. Indianapolis Ballet Company

Saturday, November 28, 2009

Non-Binding MEMORANDUM OF UNDERSTANDING

This Non-Binding Memorandum of Understanding Agreement (the "Agreement") is entered into this 28 day of November, 2009, by and between Riley Area Development Corporation, an Indiana Non-profit organization ("RADC") and IBC/RBAI, an Indiana Non-profit organization ("_____").

BACKGROUND

- A. RADC is the non-profit organization in the Mass Ave Cultural District area that is the catalyst for community-led neighborhood rebirth through housing revitalization, economic development, and partnerships with crucial self-sufficiency programs.
- B. IBC/RBAI is a non-profit organization primarily engaged in:
professional ballet + pre professional training
- C. RADC is the developer of a new Performing Arts center and Performing Artist and Literary Artist Affordable Housing Complex which is planned to be located on the East and West Wing sites adjoining the City Market in downtown Indianapolis.

NOW, THEREFORE, in consideration of the covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the recital provisions set forth above are incorporated herein and the parties agree as follows:

a. RADC intends to develop a Theater live/work facility that will meet any combination of needs. These needs may include office space, rehearsal space and performance space and other performing art space amenities. RADC makes no commitments that the facility will be developed, especially since site control for the project has not been obtained. Two 500 seat theaters, three black box theaters, dance studio space, theater classrooms, musician rehearsal rooms, literary center, affordable non-profit office space, affordable performing artist and literary artist housing, commercial space, outdoor theater, storage, catering kitchen, artist hostel space, literary center, and other amenities are all just some of the features of the project. The scope will change based on the final site selection and also based on obtaining commitments from the interested 16 or more performing arts organizations.

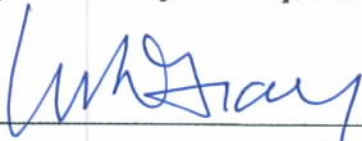
b. In the event that the facility is developed and that the space meets the needs of the IBC/RBAI organization, then IBC/RBAI will consider utilizing the specific space available as determined by IBC/RBAI. IBC/RBAI will determine which, if any, of the facility spaces will be of interest to IBC/RBAI. Use of the facility in any aspect will be subject to the termination of any current IBC/RBAI facility commitments and further subject to any other variables including available dates, rental rate, size, configuration, design, or other aspect/consideration as solely

Saturday, November 28, 2009


determined by IBC/RBA. This non-binding Memo of Understanding is intended to be solely limited to a statement of interest in participating as a founding resident company for the development project and carries no legal or financial responsibility or obligation. Upon the receipt of site control by RADC, IBC/RBA will enter into discussions with RADC on need requirements, design, and contractual terms necessary for IBC/RBA to make a decision on any future formal commitment to the project development.

Riley Area Development Corporation (501 (c) (3).

By:

its: EXECUTIVE DIRECTOR November 28, 2009

AND:

By: its: executive Director November 28, 2009

Monday, November 30, 2009

Non-Binding MEMORANDUM OF UNDERSTANDING

This Non-Binding Memorandum of Understanding Agreement (the "Agreement") is entered into this 30th day of November, 2009, by and between Riley Area Development Corporation, an Indiana Non-profit organization ("RADC") and INDIANAPOLIS OPERA, an Indiana Non-profit organization ("IO").

BACKGROUND

- A. RADC is the non-profit organization in the Mass Ave Cultural District area that is the catalyst for community-led neighborhood rebirth through housing revitalization, economic development, and partnerships with crucial self-sufficiency programs.
- B. IO is a non-profit organization primarily engaged in: its mission "to entertain by creating the passion, excitement and art of opera and to develop the widest possible audience for opera through educational, cultural and community activities".
- C. RADC is the developer of a new Performing Arts center and Performing Artist and Literary Artist Affordable Housing Complex which is planned to be located on the East and West Wing sites adjoining the City Market in downtown Indianapolis.

NOW, THEREFORE, in consideration of the covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the recital provisions set forth above are incorporated herein and the parties agree as follows:

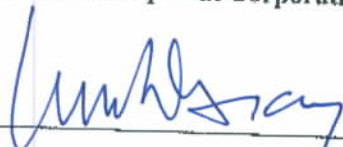
- a. RADC intends to develop a Theater live/work facility that will meet any combination of needs. These needs may include office space, rehearsal space and performance space and other performing art space amenities. RADC makes no commitments that the facility will be developed, especially since site control for the project has not been obtained. Two 500 seat theaters, three black box theaters, dance studio space, theater classrooms, musician rehearsal rooms, literary center, affordable non-profit office space, affordable performing artist and literary artist housing, commercial space, outdoor theater, storage, catering kitchen, artist hostel space, literary center, and other amenities are all just some of the features of the project. The scope will change based on the final site selection and also based on obtaining commitments from the interested 16 or more performing arts organizations.
- b. In the event that the facility is developed and that the space meets the needs of the IO organization, then IO will consider utilizing the specific space available as determined by IO. IO will determine which, if any, of the facility spaces will be of interest to IO. Use of the facility in any aspect will be subject to the termination of any current IO facility commitments and further subject to any other variables including available dates, rental rate, size, configuration, design, or other aspect/consideration as solely

Monday, November 30, 2009

determined by IO. This non-binding Memo of Understanding is intended to be solely limited to a statement of interest in participating as a founding resident company for the development project and carries no legal or financial responsibility or obligation. Upon the receipt of site control by RADC, IO will enter into discussions with RADC on need requirements, design, and contractual terms necessary for IO to make a decision on any future formal commitment to the project development.

Riley Area Development Corporation (501 (c) (3)).


By:

its: EXECUTIVE DIRECTOR November __, 2009

AND:

INDIANAPOLIS OPERA

By: John C. Pickett

its: Executive Director November 30, 2009



Storytelling Arts of Indiana

Transforming everyday life

PO Box 20743, Indianapolis, IN 46220

December 2, 2009

Gary Reiter
Indianapolis Fringe Festival
719 East St. Clair St
Indianapolis, IN 46202

Dear Gary,

We are very excited about the Indianapolis Performing Arts Center proposal for the Mass. Ave District. Storytelling Arts of Indiana supports the project and is pleased to write this letter as a non-binding agreement for using the center's space for performances and office space. There is a great need for this kind of space in our city. For that reason, we would like to be included in the future discussions of this project.

Thank you for taking the initiative for this project.

Sincerely,

Ellen H. Munds
Executive Director

From: Warner, Amy Conrad <awarner@iupui.edu>

To: Gary J. Reiter (greiter648@aol.com) <greiter648@aol.com>

Cc: Schmenner, Roger W. <rschmenn@iupui.edu>; Blomquist, William A. <blomquis@iupui.edu>; Yurtseven, H. Oner <hoyurt7@iupui.edu>

Subject: IUPUI Letter of Intent

Date: Wed, Dec 2, 2009 11:20 am

Gary,

Roger and I want to thank you for inviting us into the discussion about a remarkable new Performing Artist and Literary Artist Affordable Housing Complex. Clearly the community stands to benefit from this innovative solution and I applaud your creativity and business savvy in advancing the proposal.

Unfortunately, IUPUI will not be submitting a letter of intent for the proposal this week. The commitment is too premature for us at this point and it is our practice to submit letters of intent when we are confident that we have the resources to execute the commitment.

Our programs in theatre and music technology are continuing to grow and it is our hope that we can become a strategic partner with you in the months and years to come. Both the IU School of Liberal Arts at IUPUI and the Purdue School of Engineering and Technology at IUPUI intend to remain engaged in the development process of the Complex.

Thank you for your thoughtful invitation to participate. Please keep us posted on your progress.

Amy

Amy Conrad Warner
IUPUI Vice Chancellor for External Affairs
IU Assistant Vice President for External Affairs
355 North Lansing, Suite 110
Indianapolis, IN 46202
Phone: 317.274.7400
Fax: 317.278.0898
E-mail: awarner@iupui.edu
Web: <http://www.iupui.edu>
Indiana University-Purdue University Indianapolis



STATEMENT

Individualism as well as unity are important concepts in the performing arts. These are concepts that have come through in our scheme for the City Market site. On site we found a veteran character in the City Market and have decided to add two new cast members to the stage. Separated between performance and rehearsal, buildings flank either side of the market. The masses however, are pushed away from the market and towards the street to create three individual peices. The design allows for public spaces to occupy the areas immediately next to the market and unite the three buildins types.

Theatre 3

Ball State University College of Architecture & Planning

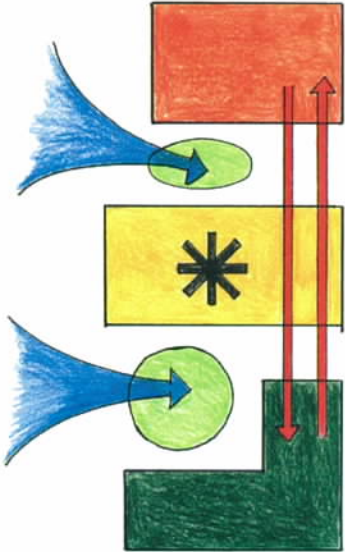
Instructors: Tim Gray & Dan Overbey

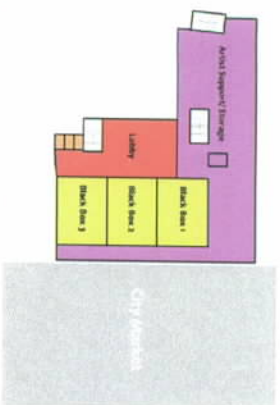
Students: Ryan Anderson, Jordan Doyle, Dru Furbee, Jeff Lipinski

TOTAL SQUARE FOOTAGE

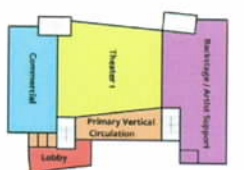
Theater-	27444 SF
Artist Support Space -	18468 SF
Apartments -	67500 SF
Administration/Misc. -	12829 SF
Commercial -	12271 SF

CONCEPT DIAGRAM

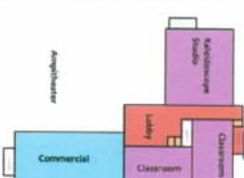




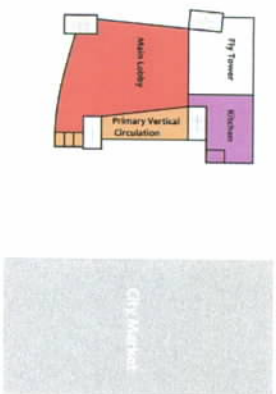
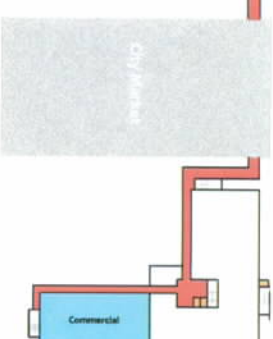
Lower Level Black Box Theaters



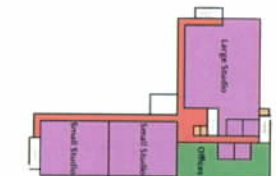
Street Level Main Entrance/Commercial



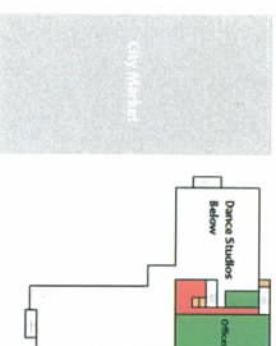
1st Level Theater 1/Commercial



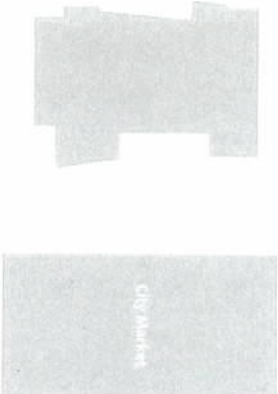
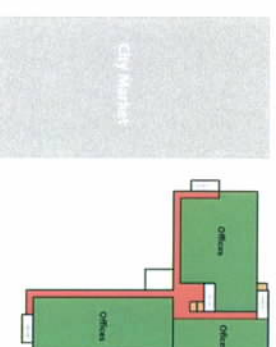
2nd Level Main Lobby/Studios



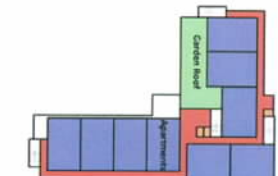
3rd Level Theater 2



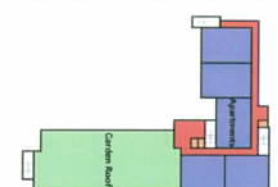
4th Level Theater 2 Balcony/Offices



5th-7th Levels Apartments



8th Level Apartments and Garden Roof



9th-19th Levels Apartments



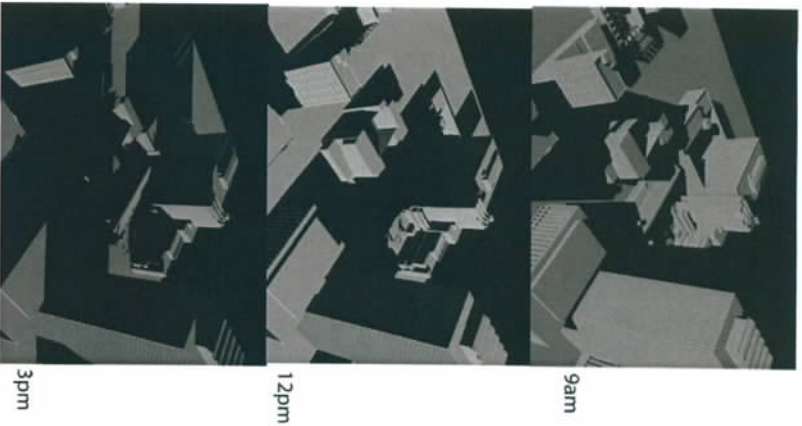
Theatre 3

Ball State University College of Architecture & Planning

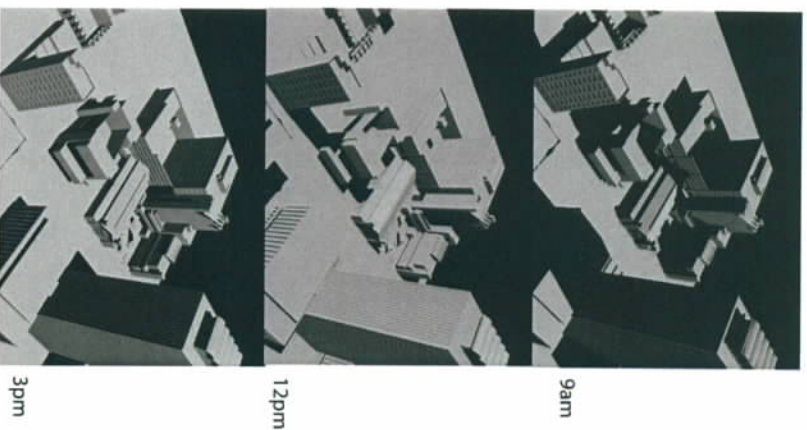
Instructors: Tim Gray & Dan Overbey

Students: Ryan Anderson, Jordan Doyle, Dru Furbie, Jeff Lipinski





Winter Shadow Study



Summer Shadow Study

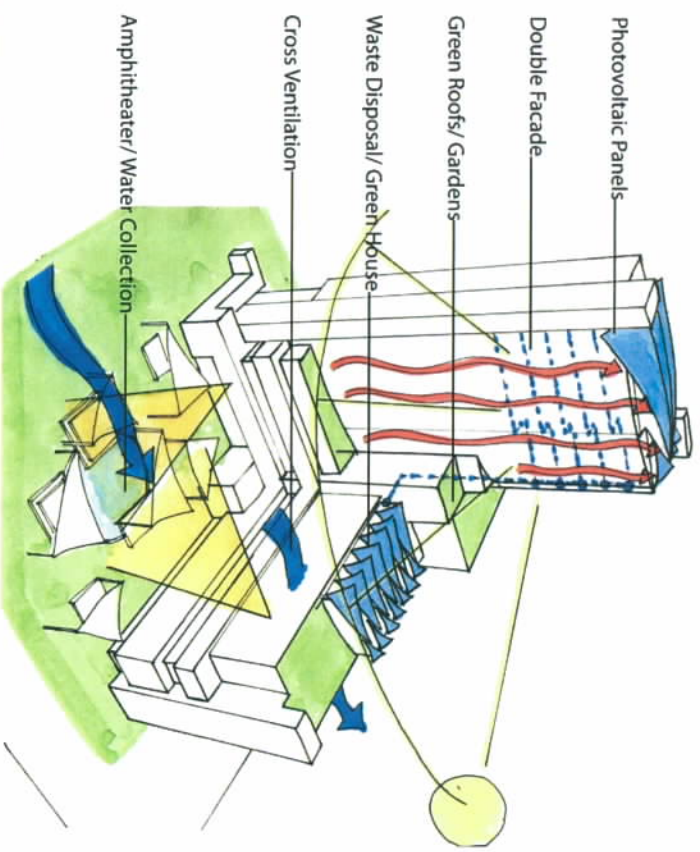


Theatre 3

Ball State University College of Architecture & Planning

Instructors: Tim Gray & Dan Overbey

Students: Ryan Anderson, Jordan Doyle, Dru Furbee, Jeff Lipinski



Apartment Design

Living System

The Apartment complex is transformed into a living system through the use of passive systems. Some features include a double facade, and single loaded apartments for passive cooling strategies. Green roofs are also used to provide insulation and garden spaces for residents. The rooftop green spaces also provide for sewage management and rainwater collection.

Outdoor Performing Plaza

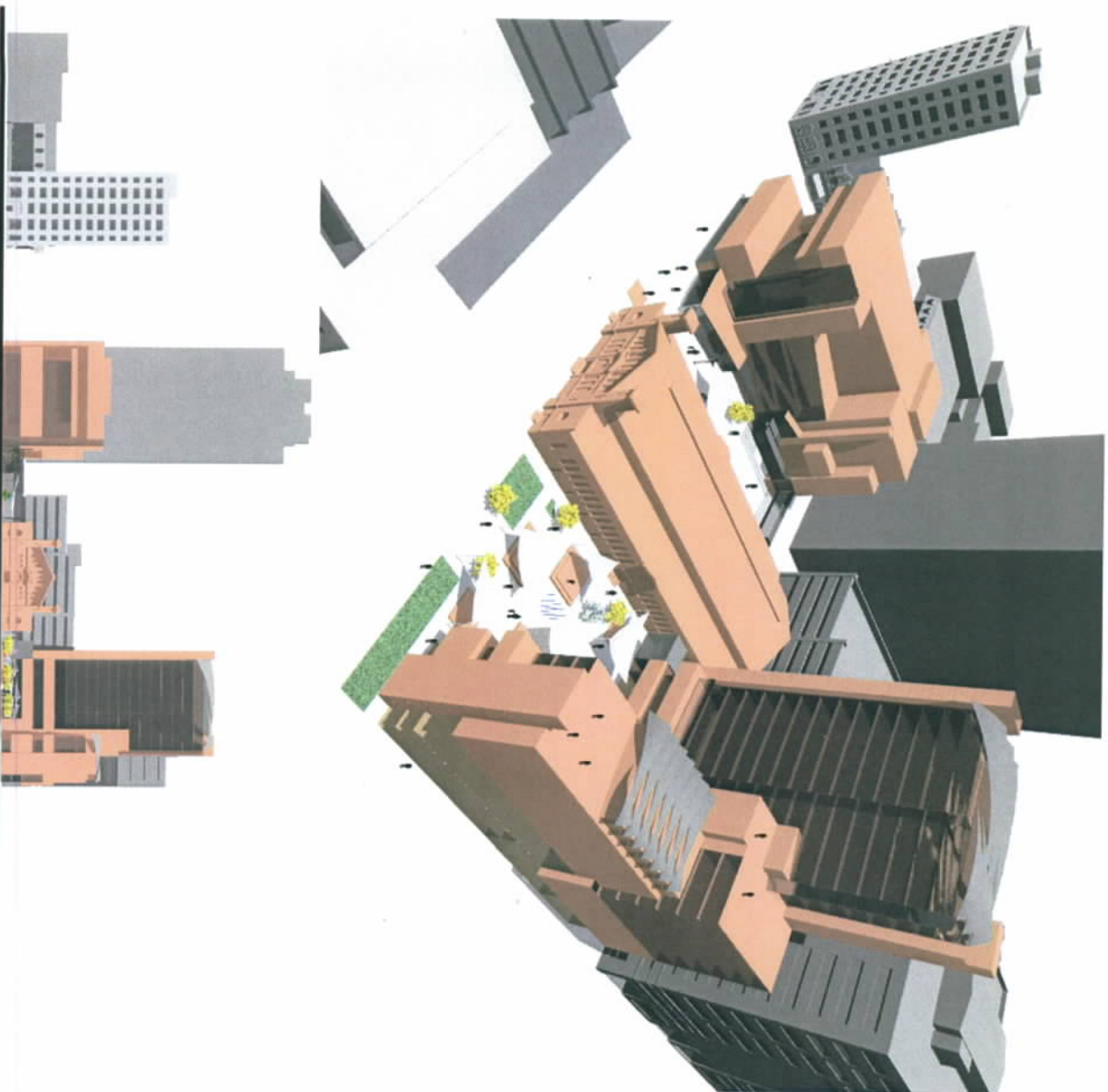
The outdoor plaza is designed to be an exciting place for the community as well as the performers. The space features a central water feature for people to interact with and can be converted into an outdoor amphitheatre. There are series of stages that surround this feature in order to create an outdoor studio for performers to practice and interact with the public audience.

2.3



September 2009

BALL STATE
UNIVERSITY.



Theatre 3

Ball State University College of Architecture & Planning

Instructors: Tim Gray & Dan Overbey

Students: Ryan Anderson, Jordan Doyle, Dru Furbee, Jeff Lipinski

2.4



BALL STATE
UNIVERSITY.

September 2009